



Town of Arlington, Massachusetts
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Minutes 11/15/2007

Commissioners

Present: S. Makowka, B. Cohen, T. Smurzynski, J. Worden.
 M. Penzenik arrived at 8:26pm

Commissioners

Not Present: M. Hope Berkowitz, A. Frisch, M. Logan, Y. Logan, M. Potter

Guests: R. Botterio, J. Nyberg, M. Kramer, D. Berry, J. Hindmarsh, D. Dolan

1. Meeting Opens 8:00pm

Jonathan Hydemarsh (potential new Commissioner) attended and gave a little history of his new arrival into Arlington. He is a realtor and has a real estate appraisal license. S. Makowka asked for J. Worden to send letter of recommendation to BOS for appointment. Carol will follow up with Selectmen's office re: term time limits.

2. Appointment of Alternate Commissioners – B. Cohen, T. Smurzynski, S. Makowka appointed to Jason to Jason/Gray HDC; T. Smurzynski, S. Makowka appointed to Pleasant Street HDC.

3. Approval of October 25, 207 Minutes. S. Makowka moved approval with change to 10/25 minutes paragraph 4i....town counsel. The developer's attorneys are requesting a.... J. Worden moved approval, seconded by B. Cohen, all approved.

4. Communications

- a. Request for CONA for 40 Russell Street (Allen) re: replacement of rear stairs & railing system
- b. Resignation of Gregory Dubell as Mt. Gilboa/Crescent Hill District Commissioner
- c. Request from Selectmen's Office for updated Commissioner expiration dates
- d. Starting New Business at "8:20pm or as soon thereafter as may occur"
- e. Regarding Board of Survey application for 187 Lowell Street, J. Worden reported that he sent a memo to Town Counsel J. Maher pointing out that no other Board can give a permit until this Commission gives its approval. He quoted the precise legal language for J. Maher. Also, the previous Board of Survey plans included changes in grade, and removal of the existing house – both of which the AHDC has jurisdiction over. Developers are exploring all their options, including 40B for developing that site.
- f. S. Makowka has spoken with Ms. Alberto (149 Pleasant St.) to assist her in complying with Certificate for replacement of rear windows. M. Penzenik is also working with her.
- g. New Commissioner M. Kramer spoke informally about replacing a fence on her property. She wants to replace the current chain link fence with a privacy fence. Since the existing fence is behind the front façade of house, S. Makowka told her that the change would not be reviewable by the Commission.

5. New Business 8:20pm

a. **Formal Hearing re: 26/28 Jason Street (Angelakis).** Applicant present modified plans for the construction of a detached garage located close to property line. As shown in the plans, proposed garage would match some of the stylistic details of the main house (including sharp peaks). The applicant described flaring on front and the location of two front windows plus the desire to add a cupola. Per applicant, the selection of windows is important because he plans to eventually replace the current vinyl replacement windows in the main house with ones similar to those used in the garage. He proposed using 6 over 1, double hung, wood windows. M. Penzenik clarifies that, per Design Guidelines, exterior of windows should be wood, not clad, and that the muntins need to be specified as permanently applied, wood muntins with an appropriate profile.

Applicant indicated that he planned to heat the garage, and requested approval of a PVC clad steel, wood grained, door insulated door in a traditional style. He explained that the steel door would have PVC moldings supplied on the outside. Also, he might need to adjust the actual height of the door slightly to accommodate the interior layout. B. Cohen said she has serious issues with proposed door and would like to

see other options. J. Worden explained that we worry about setting a precedent by approving his proposed door in a District. Veneer of real wood on the outside is what we need to see. There are manufacturers that make doors that would meet the Commissioners' requirements. Applicant said he's willing to work with the monitor to get the right type of door and that his chief concern is having insulation in the middle. Applicant also clarified that he planned to paint the doors. The Commissioners suggested he look at the property at corner of Kensington Park & Pleasant Street – big Victorian with circle driveway – to see an example of doors we have approved.

The applicant described other material specifications as well: the siding has to be Hardiplank due to fireproofing requirements of location on lot line; the roof shingles will be architectural asphalt shingles; and exposed foundation will be stone veneer to match stonework in back of yard. The Commission discussed options for foundation and noted that front exposure would be very minimal with significant exposure on sides which were not jurisdictional because they would not be viewable. The main house has regular fieldstone foundation. B. Cohen said that concrete would be acceptable for minimal front exposure, but that the applicant has flexibility on sides because it's not visible from the street. S. Makowka suggested that the AHDC approve either a concrete foundation, a real stone veneer to match the house, or an artificial veneer product if approved by the monitor prior to installation. J. Worden asked for clarification of the cupola design -- his concern being that many pre-made units would look silly if they are undersized for this size structure. The applicant stated that he is proposing a prefab unit which would be sized per manufacturer's recommendation to the scale of the buildings. Also, plans to construct it in wood and would like to have a light inside. B. Cohen clarified that this would be technically a "lantern" not a "cupola" but that that would be appropriate in this application. Also, the Commission clarified that the Hardiplank needed to be installed with a smooth side exposed, not the available faux wood grain relief. Finally, the Commission discussed the possibility that changes in the driveway grade would require a low wall to retain yard. Applicant suggested that if needed, his intention would be to construct a wall that matched house foundation as close as possible.

J. Worden moved that the Jason/Gray Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed per the final plans presented at the November 15th hearing with the following modifications: (1) the garage doors shall be wood or wood clad and be of a paneled design (no diagonal crossbars) with lites on top, (2) windows shall be 6 over 1, (3) due to minimal visible exposure, foundation may be concrete, veneer stone, or composite stone based on final approval by monitor prior to installation. (4) cupola shall be wood and proportionately sized to building with final approval by the monitor prior to installation, (5) clapboards on outside of building to be smooth composite Hardiplank materials (no exposed simulated wood texture), and (6) the retaining wall along driveway, if necessary, should be made out of stones to match the existing house foundation (cap to be approved by monitor if used) will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by B. Cohen. Approved unanimously. B. Cohen appointed monitor.

b. Formal Hearing re: 23 Maple Street. Applicant D. Barry on behalf of the Town of Arlington presented plans for 23 Maple Street. The aluminum siding has been removed and insulation put in exterior walls and attic. They would like to deal with windows and exterior trim now, but plan to move forward with restoration of front porch and other exterior needs soon. They are currently exploring prices for windows but will need to put the project out to bid. The decision is between replacement or renovating existing windows with the cost factor and energy efficiency issues being important considerations. To date, the contractors contacted have estimated that renovating existing windows said cost more than replacement windows (all wood, double paned, with permanently applied wooden muntins made to replicate old windows). Have talked about using Pella or Marvin windows to replace 46 windows total in building. Applicant would like to get approval for replacing trim (based on plans presented and historical "ghosts" revealed when siding removed), and repairing/replacing windows tonight. Also, they plan to take off the non-original vestibule restoring the front doors. Finally, the little shed on back of building will be taken off also. They can't do siding replacement until windows are first done. Porches aren't ready to be done yet, although they would like to remove the front vestibule now. S. Makowka said to focus on windows, trim, siding and what we need to approve right now. Profiles of old windows were really articulated. S. Makowka said details of muntins, etc. need to be done. Monitor would have to approve prior to installation. M. Penzenik suggested maybe other manufacturing alternatives to replace sashes rather than entire window in original style (such as JB Sash & Door). S. Makowka suggested that Applicant approach at other companies regarding estimates for restoration of the existing windows since the quoted prices might be "museum quality" repair. He asked C. Greeley to forward the list of window restoration firms recently compiled by the Commission, noting that the list is informational only and does not suggest any endorsement of any particular company by the Commission.

B. Cohen moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, for the repair and restoration of trim around windows (with final design to be approved by monitor prior to installation, replacement of wood siding with siding to match, removal of existing non-original vestibule and non-original lean-to shed on the rear of the property, and window work which shall be either repair of existing windows or replacement per design guidelines (matching configuration/size, all wood, etc.) based upon prior consultation with and approval by the

monitor, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Penzenik. Approved unanimously. S. Makowka monitor – may have additional assistance from one of the Commission architects.

c. Informal hearing re: 147 Lowell Street (Nyberg) re: addition of new house. J. Nyberg purchased 157 Lowell Street 2 years ago. The history of the site is that at the turn of century, the Warnock family bought multiple plots on Lowell Street so there is a family story happening on this section of Lowell Street. In 1916, the family bought an additional lot to build house for son, but due to a death in family, this never happened. J. Nyberg has already restored & renovated 157 Lowell and has built, with AHDC input and approval, 151 Lowell Street. He was subsequently approached by the other Warnock family to buy 147 Lowell Street, which is presently a legal 2-family. The site also has a garage dating to the late 60s or early 70s. David Dolan, business partner, & Bob Botterio also in attendance to assist Mr. Nyberg. His idea is to subdivide the property and build an auxiliary structure (2-story building) on or near the site of the garage that would relate to the main house. The thought is to retain the stone wall as it is and to have 1 common driveway serve both structures – the idea being a Victorian compound with main building and auxiliary building. The current 2-family would be restored to a 1 family. The main house is 2300sf approx, and the proposed house would be approx. 1632sf. Where the existing house has a full 3rd floor, the new house would have only 2 stories. J. Worden suggested topographical model would help. B. Botterio reiterated that they're here to see is this something that fits in and might work in the District. Parking would be tucked in behind the houses. J. Worden said everyone needs to walk the property. S. Makowka said elevation change from street – feels a little tight to him and that the existing structure is sitting up at a high elevation and that to make it possibly work would need to be creative re-grading of site. S. Makowka also indicated that where the placement of 151 Lowell (new construction) fit in to the normal repetition of structures on the street, the new proposal has a different angle to the street. The appropriateness of this depends many factors including what final structure would look like – standalone house or auxiliary building, size, massing, etc.,. J. Nyberg said there is already a concrete 2 car garage visible on Lowell Street and what you would see of the proposed house would be less pronounced. J. Nyberg presented some pictures of other existing structures that could serve as an inspiration for design and the Commission recounted other properties with proposed renovations in a similar fashion. J. Worden said he needs to look at site but as a first pass clearly prefers a 1 _ story instead of 2 _ story concept. J. Nyberg will send e-mail to Carol giving permission for Commissioners to go on property and visit the site. S. Makowka said where there is an existing structure there (the garage) it helps this idea along but in the end, the Commission must consider appropriateness of putting a larger structure on this lot. He also reiterated that this was an informal hearing and that the Commission could not give approval of any concept of plan. The comments given tonight should be viewed purely as advisory in nature that that the burden of establishing the appropriateness of any new construction at this site remained with the Applicant.

6. Other Business

- a. Introduction of Jonathan Hindmarsh as potential new Commissioner
- b. Joint AHDC and AHC meeting – December 13, 2007 – 8:00pm
- c. District Signage Inventory – no report

7. Old Business

- a. Preservation Loan Program Update – J. Worden reported new brochure printed
- b. Outreach to Neighborhoods & Realtors – Mailing Done to Neighborhoods
- c. Status of projects by monitors – C. Greeley will go through recent minutes and check for any errors

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
6. 14 Jason Street (window change w/o permit) - Makowka
7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
9. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
13. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
14. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
15. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
16. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
17. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
18. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
19. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA

20. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
21. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
22. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
23. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
24. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
25. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
26. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
27. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
28. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
29. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
30. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
31. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
32. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
33. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
34. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
35. 205 Pleasant Street (Kavanaugh – (originally 05-30Pcorrected to 06-05P) – Makowka – CONA
36. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
37. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
38. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
39. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
40. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
41. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
42. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
43. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
44. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
45. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
46. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
47. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
48. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
49. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
50. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
51. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
52. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
53. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
54. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
55. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
56. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
57. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
58. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
59. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
60. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
61. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
62. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
63. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
64. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
65. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
66. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
67. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
68. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
69. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffitts, Fascia, Gutters)
70. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
71. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
72. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
73. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
74. 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
75. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
76. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
77. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
78. 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA (A/C Duct & Condit)
79. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
80. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
81. 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA (Roof)
82. 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA (Wall)
83. 23 Maple St. (Town of Arl – 07-27P) – Makowka – COA (Siding Removal)
84. 110 Crescent Hill Ave. (Lockery – 07-28M) – Frisch – COA (Rear Addition)
85. 25 Avon Place (Smith – 07-29A) – Cohen – COA (Gutters)

86. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
87. 40 Russell St. (Allen – 07-31R) – Makowka – CONA (Cellar Steps, Bulkhead, Awning)
88. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
89. 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
90. 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
91. 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
92. 30 Russell Street (Shovlin – 07-36R) – Makowka – CONA (Garage Doors & Fence)
93. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
94. 30 Russell Street (Shovlin – 07-38R) – Smurzynski – COA (Rear Porches, Deck, Stairs, Rail)
95. 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
96. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
97. 23 Maple Street. (Town of Arl. – 07-41P) – Makowka – CONA (Insulation Installation)
98. 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
99. 42 Pleasant St. (Bauer – 07-43P) – Cohen – 10 Day COA (Wooden Sign)
100. 23 Water St. (Whitford – 07-44R) – Cohen – COA (Shed)
101. 20 Academy St. (Town of Arl. – 07-45P) – Makowka – CONA (Gutters, Soffits, Fascia)
102. 23 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Clapboard Siding)
103. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Windows)
104. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Driveway w/o Change of Grade)
105. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
106. 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
107. 128 Pleasant St. (Condo Assoc. – 07-50P) – Makowka – COA (Wood Shed)
108. 40 Russell St. (Allen – 07-51R) – Makowka – CONA (Rear Steps & Railings)
109. 40 Jason St. (Foley – 07-52J) – Makowka – COA (Driveway Change of Grade, Wall)

Meeting adjourned 10:35pm